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WARRANTY DEED
Joint Tenancy

003256

NO TRANSFER
TAX PAID

KNOW ALL MEN BY THESE PRESENTS,

That, ANDREW ROSENTHAL of Freeport, in the County of Cumberland State of Maine, CAROLYN ROSENTHAL of Boston, in the County of Suffolk and Commonwealth of Massachusetts, LAUREN ROSENTHAL of Hanover, in the County of Grafton, State of New Hampshire, PAULA SACKS PINGGOLD of Portland, in the County of Cumberland and State of Maine, DIANE SACKS KENOWITZ of Boston, in the County of Suffolk and Commonwealth of Massachusetts, and MICHAEL SACKS of Auburn, in the County of Androscoggin and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by WATERVILLE SHOPPING ASSOCIATES INC., a corporation duly established by law and having a place of business in Waterville, in the County of Kennebec, and State of Maine, and whose mailing address is P.O. Box 296, Waterville, Maine 04901, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said WATERVILLE SHOPPING ASSOCIATES INC., its successor/successors and assigns forever,

All our right, title and interest in and to a certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Commencing at a point in the westerly right-of-way line of Main Street and in the southeasterly corner of premises occupied by the Howard Johnson Motor Lodge; thence in a general southerly direction along the westerly right-of-way line of Main Street, a distance of 134.4 feet to the northeasterly corner of premises of Waterville Shopping Trust; thence in a general westerly direction along the northerly line of Waterville Shopping Trust a distance of 117 feet to a point; thence at a slight angle to the north, a distance of 43.17 feet to an iron pin; thence in a general northerly direction, a distance of 120 feet, more or less, to the southerly boundary line of the premises occupied by the Howard Johnson Motor Lodge; thence in a general easterly direction along the southerly line of premises occupied by the Howard Johnson Motor Lodge, a distance of 166 feet to the point of beginning.

This conveyance is subject to an easement from Andrew Rosenthal et als dated November 1, 1990, and recorded in the Kennebec County Registry of Deeds in Book 3840, Page 38.

Meaning and intending hereby to convey the premises acquired by the within Grantors by three (3) deeds of Evelyn F. Rosenthal as follows:

1. Deed dated November 3, 1990, and recorded in the Kennebec County Registry of Deeds in Book 3840, Page 309.
2. Deed dated March 17, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3502, Page 130.
3. Deed dated March 8, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3430, Page 173.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said WATERVILLE SHOPPING ASSOCIATES INC., its successor/successors and assigns, to it and their use and behoof forever.

And we do covenant with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs

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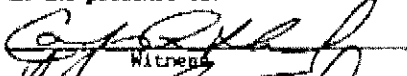

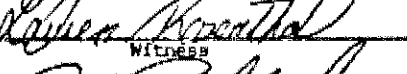



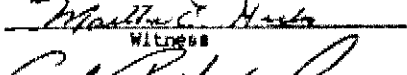


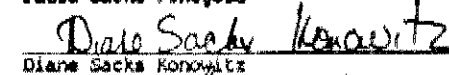


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62-3

shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons.

In Witness Whereof, the said ANDREW ROSENTHAL, CAROLYN ROSENTHAL, LAUREN ROSENTHAL, PAULA SACKS FINEGOLD, DIANE SACKS KONOWITZ and MICHAEL SACKS, each joining in this deed as Grantor, and each relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 16th day of January in the year of our Lord one thousand nine hundred and ninety-one.

Signed, Sealed and Delivered
in the presence of:

 Witness	 Andrew Rosenthal
 Witness	 Carolyn Rosenthal
 Witness	 Lauren Rosenthal
 Witness	 Paula Sacks Finegold
 Witness	 Diane Sacks Konowitz
 Witness	 Michael Sacks

STATE OF MAINE
KENNEBEC, SS.

Dated: January 16, 1991

Personally appeared the above named ANDREW ROSENTHAL, CAROLYN ROSENTHAL, LAUREN ROSENTHAL, PAULA SACKS FINEGOLD, DIANE SACKS KONOWITZ, and MICHAEL SACKS and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public
Print Name:
My Commission Expires:

ALBERT L. BERNIER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES 12/31/1991

RECEIVED KENNEBEC SS.

1991 FEB 21 AM 9:00

11-311 General Register of Deeds
REGISTER OF DEEDS